

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

Grantee's address:

The Water Works Board
107 Mildred Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and no/100 Dollars
(\$375,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William F. Jordan, Jr. and Alma V. Jordan, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

The Water Works Board of the Town of Columbiana

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached Exhibit A

Subject to 1996 taxes and transmission line permits and rights of way of record.

Subject to easement granted to W. C. Tuten as shown in Deed Book 314, Page 622, in the Probate Office of Shelby County, Alabama.

Grantors are the beneficiaries of the William F. Jordan Revocable Trust Agreement, said trust having been revoked this date as provided by the terms of the trust agreement.. By the terms of the trust agreement, Grantors are the successors in interest to the real estate formerly held in the trust.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th
day of October, 1995.

(SEAL) William F. Jordan Jr. (SEAL)
William F. Jordan, Jr.

(SEAL) Alma V. Jordan (SEAL)
Alma V. Jordan

(SEAL) Alma V. Jordan (SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

in said State, hereby certify that William F. Jordan, Jr. and Alma V. Jordan, husband and wife

a Notary Public in and for said County,

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.
he/she/they

Given under my hand and official seal this 19th day of October A.D. 1995

William R. Justice
Notary Public

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EXHIBIT "A"

Commence at a concrete monument marking the Southeast corner of Section 16, Township 24 North, Range 15 East; thence run North along the East boundary line of said Section 16, a distance of 1740.39 feet to the point of beginning; thence continue along the East boundary line of said Section 16, a distance of 945.43 feet to the Northeast corner of the NE 1/4 of SE 1/4 of said Section 16; thence turn an angle of 0 degrees 07 minutes 56 seconds to the left and run Northerly a distance of 327.41 feet to a #5 rebar found in place and accepted; thence turn an angle of 90 degrees 07 minutes 10 seconds to the right and run Easterly a distance of 444.76 feet to a #5 rebar found in place and accepted; thence turn an angle of 38 degrees 34 minutes 23 seconds to the right and run Southeasterly a distance of 611.94 feet to a #6 rebar found in place 39.6 feet Northwest of the centerline of Co. Hwy. 311 and accepted; thence turn an angle of 73 degrees 57 minute 20 seconds to the left and run northeasterly a distance of 27.17 feet to a steel bridge spike found in place 34.7 feet Northwest of the centerline of Co. Hwy. 311 and accepted; thence turn an angle of 80 degrees 20 minutes 11 seconds to the left and run Northwesterly a distance of 430.80 feet to a 1/2 inch hex rod found in place and accepted; thence turn an angle of 0 degrees 22 minutes 39 seconds to the right and run Northwesterly a distance of 1102.74 feet to a steel bridge spike found in place and accepted; thence turn an angle of 65 degrees 20 minutes 46 seconds to the left and run Westerly a distance of 285.44 feet to the Southeast corner of the NE 1/4 of NE 1/4 of Section 16; thence turn an angle of 90 degrees 42 minutes 01 seconds to the right and run North along the East boundary line of said NE 1/4 of NE 1/4 a distance of 1251.56 feet to a point on the Southwest 40-foot right of way line of Co. Hwy. 47, and being 91.35 feet South of an iron gear marking the Northeast corner of Section 16; thence turn an angle of 45 degrees 00 minutes 18 seconds to the left and run Northwesterly along the said 40-foot right of way line of Co. Hwy. 47 a distance of 1317.60 feet to a point; thence turn an angle of 64 degrees 06 minutes 29 seconds to the left and leaving said right of way line, run Southwesterly a distance of 192.42 feet to a point; thence turn an angle of 37 degrees 13 minutes 54 seconds to the left and run Southwesterly a distance of 328.22 feet to a point; thence turn an angle of 19 degrees 04 minutes 06 seconds to the right and run Southwesterly a distance of 226.42 feet to a point; thence turn an angle of 48 degrees 10 minutes 49 seconds to the left and run Southerly a distance of 236.36 feet to a point; thence turn an angle of 38 degrees 06 minutes 27 seconds to the left and run Southeasterly a distance of 115.02 feet to a point on the North boundary line of Section 16 and the centerline of an unnamed stream; thence turn an angle of 124 degrees 59 minutes 02 seconds to the right and run Westerly along the said North boundary line of Section 16, a distance of 781.70 feet to a point on the Southeast right-of-way line of Ala. Hwy. No. 145; thence turn an angle of 57 degrees 04 minutes 28 seconds to the left and run Southwesterly along said right of way line and along a curve to the left (concave Southeasterly and having a radius of 7539.44 feet and a central angle of 9 degrees 38 minutes 52 seconds) for an arc distance of 1269.53 feet to a point; thence turn an angle of 113 degrees 17 minutes 53 seconds to the left from the tangent of said curve and leaving said right of way line, run Easterly a distance of 314.95 feet to a crimped pipe found in place and accepted; thence turn an angle of 113 degrees 07 minutes 07 seconds to the right and run Southwesterly a distance of 209.92 feet to a crimped pipe found in place and accepted; thence turn an angle of 66 degrees 55 minutes 13 seconds to the right and run Westerly a distance of 314.99 feet to a crimped pipe found in place on the Eastern right of way line of Ala. Hwy. No. 145 and accepted; thence turn an angle of 66 degrees 53 minutes 23 seconds to the left and run along said right of way line a distance of 33.94 feet to a point on the South boundary line of the NE 1/4 of NW 1/4, Section 16, Township 24 North, Range 15 East; thence turn an angle of 113 degrees 07 minutes 54 seconds to the left and leaving said right of way line, run Easterly along said South boundary line of the said NE 1/4 of NW 1/4, a distance of 283.75 feet to the Southeast corner of said NE 1/4 of NW 1/4; thence continue on the same line of direction and along the South boundary line of the NW 1/4 of NE 1/4 of said Section 16, a distance of 1327.73 feet to the Northwest corner of the SE 1/4 of NE 1/4 of said Section 16; thence turn an angle of 88 degrees 24 minutes 07 seconds to the right and run Southerly along the West boundary line of said SE 1/4 of NE 1/4 a distance of 1343.09 feet to the Northwest corner of the NE 1/4 of SE 1/4 of said Section 16; thence turn an angle of 43 degrees 42 minutes 16 seconds to the left and run Southeasterly along the Southwest boundary line of the said NE 1/4 of SE 1/4, a distance of 1800.04 feet to a point on the Northwest right of way line of Co. Hwy. No. 311; thence turn an angle of 89 degrees 14 minutes 23 seconds to the left and run Northeasterly a distance of 68.26 feet to a #6 rebar found in place and accepted; thence turn an angle of

91 degrees 49 minutes 51 seconds to the left and run Northwesterly a distance of 385.51 feet to a #5 rebar found in place and accepted; thence turn an angle of 135 degrees 00 minutes 00 seconds to the right and run Easterly a distance of 297.82 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4 and SW 1/4 of SE 1/4, Section 9, Township 24 North, Range 15 East; the NE 1/4 of NW 1/4, NW 1/4 of NE 1/4, SE 1/4 of NE 1/4, and NE diagonal Half of NE 1/4 of SE 1/4, Section 16, Township 24 North, Range 15 East; and the SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT TWO SITES PREVIOUSLY DEEDED TO THE WATER WORKS BOARD OF THE TOWN OF COLUMBIANA, BY DEEDS RECORDED IN DEED BOOK 318, PAGE 231; AND DEED BOOK 330, PAGE 815, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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